



Garden House, Gunthorpe Hall, Gunthorpe

Independent Estate Agents

Pointens





**Garden House, Gunthorpe Hall
Norfolk NR24 2PA**

Holt 5 miles, North Norfolk Coast 6 miles,
Norwich 20 miles

A rare opportunity to rent a period house attached to Gunthorpe Hall. The property is set in private grounds and is surrounded by the idyllic parkland grounds of the Hall. There is 3 reception rooms, four good sized bedrooms. Outside there is generous off street parking and private gardens to three sides of the property.

£1650 Per Calendar Month



The Property

Garden House is attached to Gunthorpe Hall . The property enjoys a idyllic location with many rooms overlooking the parkland setting. The Hall was originally constructed in 1789 by Sir John Soane on the site of an earlier house, the hall was extensively remodelled by William Butterfield in the 1880's. The house has a three storey entrance tower and many classical architectural details. Garden House has very well proportioned rooms with the accommodation briefly comprising: an entrance hall, a sitting room, a well fitted out kitchen, snug, and a drawing room. A shower room and separate wc . The first floor landing leads to four good size bedrooms and a well appointed family bathroom.. Outside there is ample off street parking for several vehicles and private gardens surround the property on three sides. There is oil fired central heating throughout.

Location

The picturesque village of Gunthorpe is situated in the heart of a conservation area. This is an attractive small village located south of Bale Service Station on the A148 between Holt and Fakenham. The parish church stands on its own at the northern end of the village while to the west lies Gunthorpe Hall, originally designed by Sir John Soane. Overlooking parkland and its herd of cows, There are attractive footpaths all around the village and beyond the dismantled railway line. At the southern end of the parish is Pigs Grave, reputed to be Norfolk's second highest point. Around 4 miles away is the fine Georgian town of Holt. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about 4 miles distant with Salhouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over 20 miles distant from where there is a fast rail service to London (Liverpool Street)

Directions

Leave Holt via the A148 to Fakenham. Proceed through the village of Letheringsett and after passing Bale petrol station turn left sign posted Gunthorpe 1 mile. The entrance to Gunthorpe Hall will then be found on the right hand side after around 1/2 mile.

The Accommodation

The accommodation comprises:

Steps leading up to:-

Entrance Door which leads to-

Entrance Hall

Fitted cupboard, two radiators. Cupboard housing a washing machine and tumble dryer. Stairs to first floor

Sitting Room (15' x 13')

Period fireplace, radiator, fitted cupboard. Door to garden.

Kitchen (12'4 x 11'5)

Range of fitted base units with wooden working surfaces over. Inset 1 1/2 bowl sink unit with mixer tap. Electric surface hob with recirculating hood over, fitted double oven. Fitted fridge, dishwasher. Tiled splashbacks, range of matching wall units. Fridge/freezer. Radiator.

Snug (10' 9 x 8')

Radiator, Television point.

Drawing Room (14' x 10'2)

Fitted book case, radiator. Open fireplace.

Shower Room

Large walk-in shower with fitted with two shower heads. Radiator, fitted shelving, coat pegs.

Cloakroom

Pedestal washbasin, wc.

First Floor Landing

Radiator, cupboard housing a fitted shower.

Bedroom One (15' 3 x 13')

Fitted cupboard, radiator, period fireplace . Views over the adjoining parkland.

Bedroom Two (12'3 x 9'7)

Radiator, extensive range of fitted wardrobes.

Bedroom Three (13'8 x 10'3)

Period fireplace, radiator. Views over the adjoining parkland.

Bedroom Four (10'3 x 8'8)

Radiator, views over the adjoining parkland.

Bathroom

Roll top bath with Victorian style mixer taps and shower attachment, washbasin, wc, Radiator. Coat pegs, fitted shelving, electric shaving point. Tiled floor.

Curtilage

To the front of the property there is a shingled parking area for several vehicles, there are private lawned gardens with various inset flower and shrub beds on all three sides of the property, enclosed with mature hedging.

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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.



General Information

Rent: £1650.00 per calendar month payable in advance.

Council Tax Band: F

Services: All mains services are connected. Tenants will be responsible for all services and council tax.

References Required: Bank, employment and present or previous landlord, if applicable. We also carry out a credit check.

Fees: There will be a £380 holding deposit which will be refunded from the first month's rent

Availability: The property is available from November 2023
The tenant will pay £250 + VAT contribution towards the expenses of preparing the lease and inventory

Type of tenancy: Unfurnished assured shorthold tenancy.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets will be considered.

Viewing: Strictly via the joint sole agents, Pointens Estate Agents. Telephone 01263 711880

Ref: H313145.





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